

# simplicitydesign

February 10, 2025

**Scott Dixon, City Administrator**

City of Castroville  
1209 Fiorella St. Castroville, TX

**Subject:** Project Completion & Contract Closeout

Mr. Dixon,

It is with great pleasure that Simplicity Design and our partners present the City of Castroville with its new course for Castroville. This comprehensive toolkit includes Castroville: Back to Our Future (Comprehensive Plan), the Downtown Master Plan, and the Unified Development Ordinance, updated development processes and applications all working together to ensure that both redevelopment and new development align with the city's character and long-term goals.

While legislative policies will inevitably shift over time, it is essential to take action now to shape the places that Castroville aspires to leave for future generations. The Unified Development Code, in conjunction with the plans, will create timeless neighborhoods. The community notably rejected sprawling rooftops with snout house fronts. Builders of this particular style are usually the first to arrive in fast-growing communities.

The purpose of the community process was to ensure the key elements of their voice were included in the outcomes. Throughout this process, an open and inclusive public engagement effort was prioritized, which extended over a year to ensure broad participation from the community. The formal public comment period remained open for nine weeks, allowing ample time for review and discussion. We recognize that meaningful change takes time for a community to absorb, and we appreciate the thoughtful discussions that emerged. While comments from the legal team were received after the public engagement period had closed, creating adjustments beyond the original scope, we understand that refining a vision is an

ongoing process. We hope that the work completed provides a strong foundation for future decision-making and implementation.

The scope of work will be fully complete following the upcoming City Council meeting and public hearing. As we formally close out our contract, we are pleased to confirm that all tasks and scope have been completed as outlined. In addition to the original deliverables, we have provided additional designs and renderings of Houston Square and the Public Works Yard that were rejected today but may, in the future, provide aspiration.

An On-Call proposal has been submitted to maintain expectations. Services outside of the scope are being billed hourly rates expressed in the on-call contract and will be invoiced with descriptions.

We are grateful for the trust the City of Castroville has placed in us and look forward to seeing the vision we have collectively crafted come to life. Please let us know if any final administrative steps are required to close out the contract officially.

Good Luck, Buddy!

M@ Lewis  
Simplecity Design